



TOWN OF LOS GATOS

PLANNING COMMISSION MEETING ACTION MINUTES

**TOWN COUNCIL CHAMBERS
110 E. MAIN STREET**

WEDNESDAY, FEBRUARY 9, 2005 -- 7:00 P.M.

Please refer to compact disk #02-09-05 to hear the entire proceedings of this meeting.

ROLL CALL:

Present: Phil Micciche, Chair; Michael Burke, Vice Chair D. Michael Kane, Thomas O'Donnell, Lee Quintana, and Morris Trevithick

Absent: Joanne Talesfore

Others: Community Development Director Bud Lortz, Assistant Community Development Director Randy Tsuda, Associate Planner Sandy Baily, Associate Civil Engineer Fletcher Parsons and Town Attorney Orry Korb

VERBAL COMMUNICATION

Ray Davis Commented on the motion and comments made during the motion by Commissioner O'Donnell approving the Oak Meadow Development project heard at the Planning Commission meeting of January 26, 2005, the role of the Commission to make architectural decisions in regard to the compatibility of a project with the neighborhood and the ethics of the Commissioners shaking hands with applicants who receive approval of their projects.

APPROVAL OF MINUTES

January 26, 2005 - Motion by Commissioner Kane and seconded by Commissioner O'Donnell to approve meeting minutes as amended to include Verbal Communications from Ray Davis. Approved 6-0 with Commissioner Talesfore absent.

CONSENT CALENDAR - None

CONTINUED PUBLIC HEARING - None

NEW PUBLIC HEARINGS

ITEM 1 **15350 Winchester Boulevard**
General Plan Amendment GP-05-1
Planned Development Application PD-04-5
Negative Declaration ND-05-04

No significant environmental impacts have been identified and a mitigated Negative Declaration is recommended. APNS 424-29-024 through 026
PROPERTY OWNER: Donald Bersano
APPLICANT: Santa Clara Development Co.

PUBLIC TESTIMONY by Mark Robson, Jim Casey, Bob Gustke, Jim Sanders, Melissa Gramstad, Ray Davis, Larry Sladewski, Kris Linder and L.A. Vargo, Jr.

MOTION: Motion by Commissioner O'Donnell and seconded by Commissioner Trevithick to recommend that Town Council approve the General Plan Amendment GP-05-1. Motion carried 4-2 with Commissioners Quintana and Burke dissenting and Commissioner Talesfore absent.

Motion by Commissioner Burke and seconded by Commissioner O'Donnell to forward Planned Development Application PD-04-5 to the Town Council with comments from each Commissioner without specific recommendations. The Commissioners identified the following issues: retrain more existing trees, visual impact of homes on the bluff, proposed homes on the bluff too large/too high, intensity of development is excessive, livability of BMP units is a concern, lack of community open space/pedestrian circulation, no continuity between existing townhome complex and proposed complex, concern with mass and intensity of homes on the perimeter of the site.

Motion carried 6-0 with Commissioner Talesfore absent. (Verbatim meeting minutes of all Commission comments will be provided when item is heard by the Town Council.)

Motion by Commissioner Burke and seconded by Commissioner O'Donnell to approve Negative Declaration ND-05-04. Motion carried 5-1 with Commissioner Quintana dissenting and Commissioner Talesfore absent.

No appeal rights recited by Mr. Korb as this is a recommendation only to Town Council.

Commissioner Burke left the meeting due to illness.

ITEM 2 **310 Santa Rosa Drive**
Architecture and Site Application S-05-17

Requesting approval to construct a second story addition to a single family residence that will result in a home that exceeds the Floor Area Ratio on property zoned HR- 2 1/2. APN 527-55-036.
PROPERTY OWNER/APPLICANT: John Versgrove

PUBLIC TESTIMONY by Brian Mah, John Versgrove and Ray Davis.

MOTION: Motion by Commissioner O'Donnell and seconded by Commissioner Trevithick to continue to a date certain. Motion by Commissioner Micciche and seconded by Commissioner Trevithick to hear this item on March 23, 2005.

Motion carried 4-1 with Commissioner Quintana dissenting, Commissioner Burke excused and Commissioner Talesfore absent.

CONTINUED OTHER BUSINESS - None

NEW OTHER BUSINESS - None

Sub-Committee Reports

Conceptual Development Advisory Committee - Mr. Lortz reported on a project at 475-485 Alberto Way.

Report from Director of Community Development - Mr. Lortz provided information on 1) FAR is a guideline to assist in determining mass and scale and it is a limit, not a goal, as the Residential Design Standards are the final governing factor, and, 2) Town Council determined that Planning Commission meetings will not be televised; however, several upcoming Planning Commission meetings will be taped. The primary goal is to assist the Commission in its continued training. Tapes will be available to the Commissioner and the Town Council.

ADJOURNMENT

Chair Micciche adjourned the meeting at approximately 10:00 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION
February 9, 2005

Phil Micciche, Chair

APPROVED AS TO FORM AND ATTEST:

Randy Tsuda
Assistant Director of Community
Development

Bud N. Lortz
Director of Community Development